

Applicant's Submission

The landowner of 4140 6 Street N.E. wishes to rezone their parcel of land from I-G (Industrial General) to DC/I-C (Direct Control/Industrial Commercial).

To provide you site context and some history on this parcel of land. My client has owned the property since 2013 and took over ownership from the original building owner who had owned it since the 1960's. Unfortunately the previous owners had let the building fall into a state of disrepair operating as a self-storage facility. My client has made a substantial investment in the purchase of the building as well as incurring additional expenses in renovating the building to its current state from the brutalism architecture of the 1960's. Given the protracted economic recovery in Calgary as well as the limitations of the I-G zoning the owner of the land is struggling with finding appropriate tenancies willing to lease the remaining spaces within the building. IN the interim the owner has been donating a portion of the space to a non-profit organization (Youth Centre) so the building maintains a sense of occupancy to the adjacent landowners and does not become derelict due to vacancy. More recently the owner has donated an additional portion of the building to another non-profit organization to operate (Place of Worship – Large).

The owner's primary request for rezoning this parcel of land from I-G (Industrial General) to DC/I-C (Direct Control/Industrial Commercial) is to provide a greater variety of leasable uses (i.e. medical clinic, veterinary clinic, financial institution, etc). The owner intends to retain the existing uses within the building, which as a result will require us to also request a DC land-use district with the only added use being that to accommodate a "Place of Worship – Large" resulting in the following land use designation DC/I-C.

The proposed rezoning of this parcel to I-C/DC (Industrial Commercial/Direct Control) would be in alignment with the Northeast Industrial Area Structure Plan more specifically:

- a.) "Vision of the future" the Northeast Industrial Area, in the year 2030, has been transformed into a vital and successful business area that generates employment opportunities, provides good and services for the surrounding communities, compliments the Calgary International Airport and creates a gateway for the City.
- b.) The area is a fully serviced, containing predominantly industrial uses together with office, retail and service commercial development at select locations
- c.) In total, the Northeast Industrial Area comprises a prominent business area that conveys a positive image of growth, prosperity and diversity. The area performs a strong service and employment function, creates a quality environment in which to shop and work and contributes to a thriving and healthy city.

The intent to rezone to DC/I-C (Direct Control/Industrial Commercial) will benefit the existing businesses nearby and in fact will be complimentary in nature. It will be a compatible interface with the adjacent community and an attractive appearance when

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viewed from the adjoining public road (6 Street N.E.). The location is ideally situated being 300 meters of a major street (32nd Avenue N.E.).

We have engaged the Community Association as well as the Councillor Sean Chu on our proposed development via phone conversation and e-mails with respect to the land-use re-designation of the lot. The Thorncliffe/Greenview Community Association is very supportive of rezoning of this parcel of land (see attached letter of support). Ward 4 Councillor Sean Chu indicated that he has "no issues with this application" (see attached e-mail response). With respect to engagement with the adjacent land owners they have generally been receptive to the change in zoning from I-G to DC/I-C. In our e-mail correspondence with Neil MacDonald with Community Planning with the City of Calgary, Neil had indicated that the probability of success on such an application would be 50% based on his preliminary analysis and Neil had indicated that if we received support from the aforementioned stakeholders the likelihood of approval would be greatly increased.

Should you or your office require any further clarification on the plans please feel free to contact me.